



15 Trowbridge Road  
Bradford on Avon, Wiltshire, BA15 1EE



Beautifully presented, charming period home enjoying a generous garden and the rare benefit of off-road parking. Arranged over four floors, the well-balanced accommodation includes a delightful open-plan living area comprising a cosy sitting room with an open fire and a spacious kitchen/dining room, ideal for both everyday living and entertaining. A useful lower ground floor reception room provides flexible additional space, while the principal bedroom benefits from an en-suite. Rich in character yet thoughtfully configured for modern living, the property is conveniently located within easy reach of the train station and other central amenities. Offering a highly sought-after combination of features, this exceptional home is sure to attract strong interest, so early viewing is strongly recommended.

£650,000



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed obscure entrance door to front, feature tiled floor, stairs to the first floor.

#### Sitting Room 3.67m (12') x 3.17m (10'5")

UPVC double glazed windows to front, feature fireplace with wood burning stove, recessed built-in base cupboards with shelving above, radiator.

#### Kitchen/Dining Room 6.91m (22'8") x 3.65m (12') max

UPVC double glazed window to rear, UPVC double glazed double doors and wooden half glazed door to rear, fitted with a matching range of base and eye level units with worktop space over, eye level electric double oven, integrated fridge freezer, four ring gas hob with extractor hood over, cupboard housing wall mounted gas boiler, matching island unit with stainless steel sink unit, integrated dishwasher, wine cooler, two radiators.

#### Utility Room 1.83m (6') x 1.54m (5'1")

UPVC double glazed window to side, matching base units with worktop space over, 1 1/2 bowl stainless steel sink, plumbing for washing machine, radiator.

#### Cloakroom

UPVC double glazed window to front, wash hand basin with cupboard under, close coupled WC, extractor fan, radiator.

### LOWER GROUND FLOOR

#### Snug / Study 4.53m (14'10") x 3.59m (11'9")

UPVC double glazed window to front, feature fireplace with electric stove, recessed built-in base cupboard and desk, stairs to the ground floor with storage under, radiator.

### FIRST FLOOR

#### Landing

Built-in airing cupboard, loft hatch.

#### Bedroom 1 4.64m (15'3") x 3.64m (11'11") max

UPVC double glazed window to rear, radiator.

#### En-Suite Shower Room

Wooden double glazed Velux window, three piece suite comprising shower enclosure, wash hand basin with drawers under and close coupled WC, extractor fan, heated towel rail.

#### Bedroom 2 4.64m (15'3") x 2.79m (9'2") max

UPVC double glazed window to front, recessed wardrobe space, under-stairs storage cupboard, radiator.

#### Bathroom

UPVC double glazed window to fronts and side, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

### SECOND FLOOR

#### Landing

Loft hatch.

#### Bedroom 3 2.98m (9'9") x 2.40m (7'11")

Wooden double glazed Velux window, radiator, door to eaves storage.

#### Dressing Area 1.77m (5'10") x 1.76m (5'9")

Radiator.

#### Bedroom 4 4.70m (15'5") x 1.82m (6')

UPVC double glazed window to front, feature fireplace, radiator.

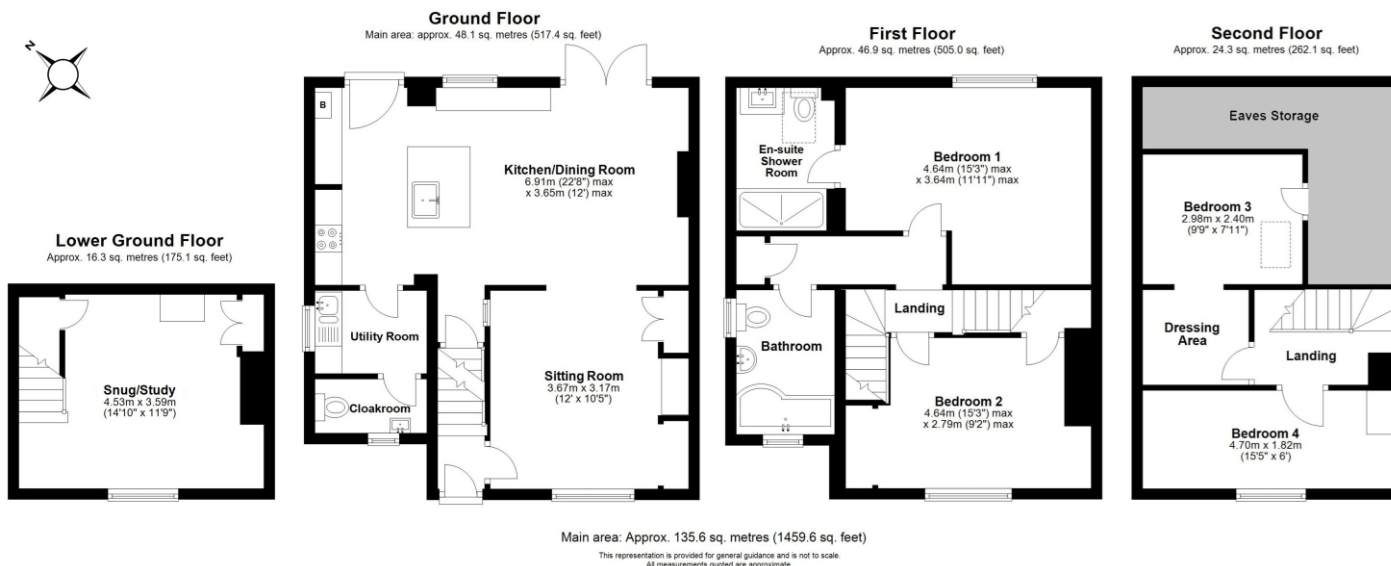
### EXTERNALLY

Enclosed rear garden, mainly laid to lawn with patio area, covered seating area with garden kitchen and chimney, cold water tap, lighting and power sockets, log store, gated side access. To the front is a gravelled driveway providing off road parking, variety of flowers, shrubs and hedge row.

#### Store/Workshop 5.38m (17' 8") x 2.94m (9' 8")

Power and light connected.





**Council Tax:** Band D - £2,559.95 (April 2025 - March 2026 financial year)

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///reduction.ranked.widely

**Directions:** From our office in Silver Street, proceed down the hill and straight over the mini roundabout. Proceed over the town bridge onto St. Margarets Street and take the first exit at the mini roundabout. Proceed onto Trowbridge Road where number 15 will be found on the left-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY  
01225 867591 | bradford@kingstons.biz  
www.kingstons.biz

